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## MASSACHUSETTS QUITCLAM DEED

Property Address: 26 Beston Street, Amherst, MA 01002

KNOW ALL PEOPLE BY THESE PRESENTS THAT, I, Mary C. Jackson Trustee of The Revocable Trust Agreement of Mary C. Jackson Living Trust of 19810 White Ground Road, Boyds, Maryland,

for consideration paid, and in full consideration of the sum of One Hundred Thirty-two Thousand (\$132,000.00) Dollars, paid this day

grant to Michelle A. O'Neill, of 990 N. Pleasant Street, Amherst, Massachusetts, with αυτεκατήγως quitelaim covenants

the land, together with the buildings thereon, located at 26 Beston Street, Amherst, Hampshire County, Massachusetts, bounded and described as follows:

## For a complete description, see Exhibit A attached hereto and incorporated by reference herein.

Witness our hands and seal this 30 day of June, 1999.

MORTHAMPTON
DEEDS REG13
HAMPSHIRE
07/01/99 MGELED 01
000000 #1453
FEE \$601.92
CASH \$601.92

Mary C. Jackson, Trustee of the Revocable Trust Agreement of Mary C. Jackson Living Trust

#### **COMMONWEALTH OF MASSACHUSETTS**

Hampshire, ss.

<u> June 30</u>, 1999

Then personally appeared the above named Mary C. Jackson, Trustee, of The Revocable Trust Agreement of Mary C. Jackson Living Trust, and acknowledged the foregoing instrument to be her free act and deed, before me,

Notary Public

My commission expires: 4/17/2003

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#### **Exhibit A**

Property Address: 26 Beston Street

Amherst, MA

#### TRACT I

The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

#### First Parcel

Beginning at the southwest corner of the premises on the westerly side of Beston Street at a point 14 ½ rods from McClellan Street; thence running

N. 02° W. 3 ½ rods; thence

N. 83° W. 11 rods 9 links; thence

S. 02° E. 3 ½ rods; thence

S. 83° E. 11 rods 9 links to the point of beginning.

Containing about one quarter of an acre.

#### Second Parcel:

A certain triangular strip of land on the west side of Beston Street so-called, bounded and described as follows:

Beginning at the southeast corner of the premises now or formerly of the heirs of John Beston, Jr.; thence running

NORTHERLY on line of said Beston Street 10 feet to stake and stones; thence

WESTERLY on land of said Beston heirs to the southwest corner of their

premises, it being also the northwest corner of the premises now or

formerly of Terrance McGowan, about 11 rods 9 links; thence

EASTERLY on land of said McGowan 11 rods 9 links to the place of beginning.

Containing about 940 square feet of land.

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The above two parcels are the same premises described in deed of Charles E. Taylor and Carol S. Taylor to Mary C. Jackson dated June 17, 1983 and recorded in the Hampshire County Registry of Deeds in Book 2358 Page 345.

WITH THE BENEFIT OF a parking easement as shown on "Parking Easement Plan, Plan of Land in Amherst, Massachusetts, prepared for Mary C. Jackson by Harold L. Eaton and Associates, Inc.," dated August 28, 1996 and recorded in the Hampshire County Registry of Deeds at Plan Book 180, Page 205. Mary C. Jackson reserves the right to park automobiles and other vehicles on the parking easement as shown on Lot #1, which the dimensions of said parking easement are as follows:

Beginning at an iron pin at the most southeasterly corner of Lot #1 as shown on said plan; thence turning and running

S. 86° 40' 35" W. a distance of 25.01 feet; thence turning and running

N. 01° 49' 10" W. a distance of 22.66 feet more or less; thence turning and running

N. 88° 10' 50" E. a distance of 25 feet to Beston Street; thence turning and running

S. 01° 49' 10" E. along Beston Street a distance of 22 feet more or less.

Reserving to the grantor and her successors, heirs and assigns the right to park on said lot of land as described above. Parking easement is for the benefit of property located to the south of lot #1 and designated on said map as other land of Mary C. Jackson.

#### TRACT II

The land in said Amherst on the Westerly side of Beston Street, bounded and described as follows:

Beginning at a point in the Westerly line of Beston street, said point marking the Southeasterly corner of the herein described premises, and the Northeasterly corner of the other land of Mary C. Jackson; thence

S. 89° 47' 05" W. a distance of 168.68 feet to a point at land now or formerly of one Desmond; thence

N. 01° 30' 25" W. along said Desmond land, a distance of 3.99 feet to an iron pin; thence

N. 86° 40′ 35″ E. along other land of Bessie Pettijohn Bias, a distance of 168.65 feet to an iron pin set in the Westerly line of Beston Street; thence

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S. 01° 49' 10" E. a distance of 13.14 feet to the place of beginning, containing 1,444 square feet of land, more or less.

Being the same premises described in the deed of Bessie Pettijohn Bias to Mary C. Jackson dated June 21, 1983 and recorded in the Hampshire County Registry of Deeds in Book 2363 Page 337.

#### TRACT III

The land in Amherst, County of Hampshire, Massachusetts, on the Westerly side of Beston Street, bounded and described as follows:

Beginning at an iron pin set in the line of Beston Street; said iron pin marking the Southeasterly corner of the herein described premises and the Northeasterly corner of the parcel of land conveyed by Bessie Pettijohn Bias to Mary C. Jackson, dated June 21, 1983 and recorded with the Hampshire County Registry of Deeds, Book 2363, Page 337; thence Westerly a distance of 168 feet, more or less, to a point at land now or formerly of one Desmond; thence

S. 01° 11' 15" E. Along said Desmond land a distance of 17 feet, more or less, to a point; thence

N. 86° 40' 35 " E. Along other land of Mary C. Jackson a distance of 168 feet, more or less, to the place of beginning.

Being the same premises described in the deed of Bessie Pettijohn Bias to Mary C. Jackson dated November 7, 1985 and recorded in the Hampshire County Registry of Deeds in Book 2643 Page 77.

The above described premises are conveyed together with benefit of an easement as reserved in deed from Deborah P. Clifford and Mary C. Jackson to Jason T. Carey and Kathi J. Lovelace dated July 16, 1998 and recorded in the Hampshire County Registry of Deeds in Book 4965 Page 4. See also "Parking Easement Plan, Plan of Land in Amherst, Massachusetts, prepared for Mary C. Jackson by Harold L. Eaton and Associates, Inc.," dated August 28, 1996 and recorded in the Hampshire County Registry of Deeds at Plan Book 180, Page 205.

ATTEST: HAMPSHIRE, Marianne L. Donohur, REGISTER